

Welcome  
to 70  
Myles Way



## CONTENTS

Introduction .....	2
General Layout .....	2
Kitchen .....	4
Description .....	4
Appliances .....	4
Specifications.....	5
Living and Dining Room.....	6
Description .....	6
Features.....	6
Appliances .....	6
Specifications.....	7
Bathrooms.....	8
Descriptions .....	8
Features.....	8
Specifications.....	9
Bedrooms.....	10
Description .....	10
Features.....	10
Specifications.....	10
Garage and Laundry .....	11
Description .....	11
Specifications.....	11
Construction .....	12
Quality .....	12
Cladding, Insulation, Joinery and Roof .....	12

## INTRODUCTION

A brand new three bedroom dwelling in the popular Shotover Country Estate.

This property occupies a desirable corner section offering views from more than just your standard front boundary section. Shotover Primary School is a short 4 minute walk away.



## GENERAL LAYOUT

This architecturally designed home offers three bedrooms, two bathrooms, plus a separate toilet on a single level. The stained wood exterior with large windows and numerous doors provide access to the outdoors echoing a Jacks Point style while the generous deck and smart entrance way make the most of this elevated corner site.



The kitchen, living and dining rooms are all located in one wing. Both the living and dining areas have access to the outside while being partially separated by a rustic cedar wall. The second wing contains the master bedroom with ensuite and walk in wardrobe, plus two more double bedrooms each with a wardrobe. In the main bathroom is a bath, shower and large vanity. A separate toilet, several large storage cupboards and a second heat pump are also included in this wing.



## KITCHEN

### DESCRIPTION

The neutral color of white on white has been designed to continue the clean white lines throughout. Nestled to one end is the very functional kitchen which makes the most of the view shafts to the outside.



Finished to a high standard with soft close drawers, there is plenty of storage with cupboards and pantry. Appliances including oven with gas cooktop, dishwasher and large entertainer's fridge complete this modern utility kitchen.

### APPLIANCES

- Fridge; Fisher and Paykel Active Smart Fridge 790mm Door Draw with ice and water
- Cook top; Fisher and Paykel Gas on Stainless Steel cooktop with Flame Failure Protection for Extra Safety.
- Oven; Fisher and Paykel 5 Function Built in Oven in Brushed Stainless Steel with Black Glass
- Dishwasher; Fisher and Paykel Freestanding Stainless Steel with Digital Display and 14 Place Setting.
- Extractor Fan; Robinhood 90cm Box Style Canopy



## SPECIFICATIONS

- Bench is White Valencia High Gloss with a Euro Edge.
- Kitchen Joinery is Melamine in Arctic White and Melteca in Alaskan Pure Grain.
- Floor covering is New floor Sommer 240 sheet Vinyl.



## LIVING AND DINING ROOM

### DESCRIPTION

- The large windows and numerous doors to the outside make this home very light and airy. Both the living and dining areas have good indoor outdoor flow while internal separation is provided by a rustic cedar wall. The living room is already fitted with a 55 inch television ready for your viewing pleasure when you move in. A heat pump keeps the space warm in winter and cool in summer.



### FEATURES

- Double glazing throughout

### APPLIANCES

- Television is LG 55 inch Full HD, Backlit LED-LCD
- Heat pumps are Fujitsu 7.2 W AST 422LVCC



## SPECIFICATIONS

- Floor covering is Jacobsen Pileus Ashen 445 1000% Solution Dyed Polypropylene, extra heavy duty.
- Paint is Manhattan Snow.



## BATHROOMS

### DESCRIPTIONS

The main bathroom contains a full bath and separate shower that is a feature often overlooked in other similar sized family homes. Having a separate toilet helps avoid congestion in a busy house. Large storage cupboards in the hallway across from the toilet are perfect for towels and other laundry.

The ensuite off the master bedroom is spacious with shower, vanity and the home's third toilet.



### FEATURES

- Double glazing throughout.



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## SPECIFICATIONS

- Floor covering is Jacobsen Pileus Ashen 445 1000% Solution Dyed Polypropylene, extra heavy duty.
- Fittings are Studio One Toilets, IStone Basins, Citi Vanities, Sierra Shower, Progetto Pure Freestanding back to wall 1700 bath and Metro Tapware.



## BEDROOMS

### DESCRIPTION

- The windows in the master bedroom ensure that the space is very private. Just off the bedroom is a generous walk in wardrobe.
- Both the second and third bedrooms are light and airy spaces with single wardrobes.



### FEATURES

- Double glazing throughout.

### SPECIFICATIONS

- Paint is Manhattan Snow.
- Floor covering is Jacobsen Pileus Ashen 445 1000% Solution Dyed Polypropylene, extra heavy duty.

## GARAGE AND LAUNDRY

### DESCRIPTION

- A wide exposed aggregate driveway leads up to the attached double garage with a double width sectional door. The garage is fully lined and contains the laundry with a doorway through to the main dwelling.

### SPECIFICATIONS

- Paint is Manhattan Snow.
- Floor concrete
- Garage door is a remote controlled Dominator door in Coal Dust
- Washing machine is Fisher and Paykel 7kg top Loader
- Laundry tub
- Dry is Haier 6kg.

## CONSTRUCTION

### QUALITY

- Built by a Registered Master Builder the construction exhibits attention to detail and fine quality craftsmanship.



### CLADDING, INSULATION, JOINERY AND ROOF

- Shadow clad stained in Resene Cool Color in Element Color.
- Pink Batts in 2.6
- Design Windows in Coal Dust Color
- Color Steel in Flax Pod Color